151.0	0002	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	776,100 / 776,100
					USE VALUE:	776,100 / 776,100
					ASSESSED:	776,100 / 776,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH KIRK W & JOANNE M
Owner 2:	
Owner 3:	
Street 1:	37 BUENA VISTA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SMITH ELEANOR M -
Owner 2:	-
Street 1:	31 BUENA VISTA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,750 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 2278 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8750.000	230,100		546,000	776,100
Total Card	0.201	230,100		546,000	776,100
Total Parcel	0.201	230,100		546,000	776,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.63 | /Parcel: 340.6

Legal Description

User Acct 100170

GIS Ref

GIS Ref

Insp Date 04/14/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	230,100	0	8,750.	546,000	776,100	776,100	Year End Roll	12/18/2019
2019	101	FV	190,600	0	8,750.	511,900	702,500	702,500	Year End Roll	1/3/2019
2018	101	FV	190,600	0	8,750.	423,200	613,800	613,800	Year End Roll	12/20/2017
2017	101	FV	190,600	0	8,750.	389,000	579,600	579,600	Year End Roll	1/3/2017
2016	101	FV	190,600	0	8,750.	354,900	545,500	545,500	Year End	1/4/2016
2015	101	FV	189,600	0	8,750.	348,100	537,700	537,700	Year End Roll	12/11/2014
2014	101	FV	189,600	0	8,750.	323,500	513,100	513,100	Year End Roll	12/16/2013
2013	101	FV	189,600	0	8,750.	307,800	497,400	497,400		12/13/2012

!11856!

PRINT

Date	Time
12/11/20	01:59:20

LAST REV

Date	Time
05/09/18	14:14:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11856

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH ELEANOR M	59815-441		8/22/2012	Convenience	1	No	No		
	9047-202		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	100170
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
3/17/2009	Inspected	163	PATRIOT
1/12/2009	Measured	372	PATRIOT
12/29/1999	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8750		Sq. Ft.	Site		0	80.	0.78	9									546,000						546,000	

Total AC/HA: 0.20087 | Total SF/SM: 8750 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 546,000 | Spl Credit | Total: 546,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	77250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333446
Depreciation:	103368
Depreciated Total:	230078

COMMENTS

PDAS LEDGE IN BSMT 60% USABLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

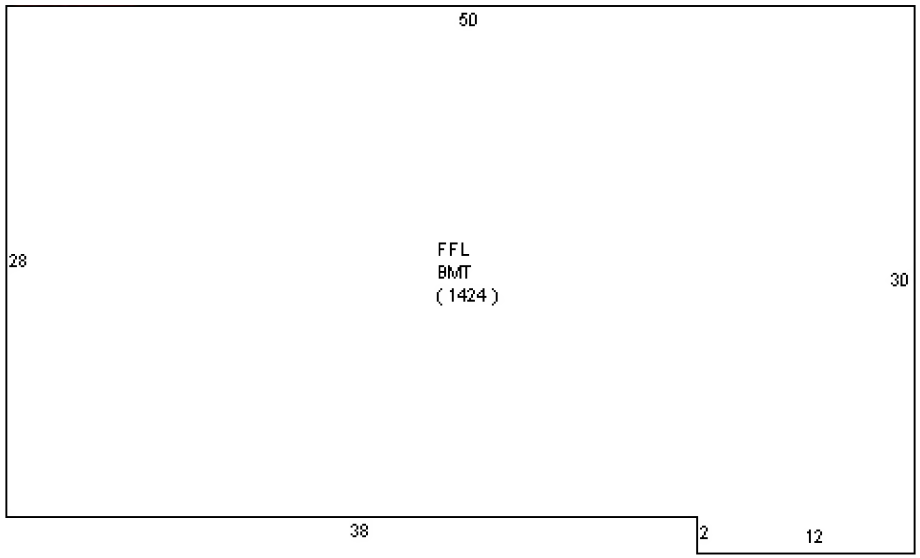
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	80.79
Final Total:	230100	Val/Su SzAd	161.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,424	52.950	75,394
FFL	First Floor	1,424	126.970	180,802
Net Sketched Area:		2,848	Total:	256,196
Size Ad	1424	Gross Are	2848	FinArea 2278

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: